

COMMUNITY DEVELOPMENT

DEVELOPMENT HIGHLIGHTS

Iron Works Village | 601 West Bates Avenue ▶

Project: 136 townhomes, condominiums, and single-family for sale units

- Construction continues



3555 South Clarkson Street ▶

Project: 6-story assisted living and memory care facility

- Construction is underway



Swedish Medical Center | 501 East Hampden Avenue ▶

Project: Parking Garage

- Construction continues



3615 South Elati Street ►

Project: City of Englewood Police Building

- Construction continues.



1125 East Hampden Avenue ►

Project: New townhome development with six for-sale units

- Construction continues.



Medical Office Building | 506 East Hampden Avenue ►

Project: A proposed five-story, mixed-use development with 14,000 square feet of retail (ground floor) and 104,000 square feet of medical office. The building proposes self-contained parking offering valet parking and 325+ parking spaces in a covered structure.

- The Planning and Zoning Commission approved the PUD application on June 5, 2018.
- A Public Hearing on the PUD application is scheduled for the July 2, 2018 City Council meeting.



1050/1090 West Hampden Avenue

Project: Administrative Subdivision and Planned Unit Development

- Subdivision has been finalized.
- PUD rezoning application has been submitted and is currently under departmental review.

200 West Belleview Avenue - Former Kmart Site

Project: Proposed Planned Unit Development for self-storage, fitness center, retail, and restaurants

- On June 7, 2018, a neighborhood meeting was held on-site.

BOARDS AND COMMISSIONS

Alliance for Commerce in Englewood

- At the June 6 meeting, the members met with Brad Power, Director of Community Development, to discuss the findings and recommendations from the ULI Healthy Corridors National Study.
- Randy Penn, Executive Director, and Nancy Byers, Board President, of the Greater Englewood Chamber of Commerce provided an economic partner update.

Board of Adjustment of Appeals

There are no cases scheduled for June.

Keep Englewood Beautiful

On June 16, an educational session on composting is scheduled at the Community Garden (3001 South Fox Street). The session will be held from 9 AM to 11 AM.

Planning & Zoning Commission

- A public hearing is scheduled for June 19 for an urban lot development at 4210 South Delaware Street.

BUSINESS WORKSHOPS AND TRAINING

ONE-ON-ONE BUSINESS CONSULTING

Thursday, June 21, 8:00 AM to 4:00 PM
Englewood Civic Center, Third Floor Conf. Rm.
1000 Englewood Pkwy
Cost: **FREE and CONFIDENTIAL**

BUSINESS START-UP BASICS

Tuesday, July 10 | 6:00 PM – 8:00 PM
Englewood Public Library, 1000 Englewood Pkwy
Cost: **FREE**

ONE-ON-ONE BUSINESS CONSULTING

Thursday, July 19, 8:00 AM to 4:00 PM
Englewood Civic Center, Third Floor Conf. Rm.
1000 Englewood Pkwy
Cost: **FREE and CONFIDENTIAL**



ECONOMIC DEVELOPMENT GRANTS

Business Environmental Compliance Grant

- **Approved:** Dolan Geiman, Inc. - \$2,500 to fund the installation of a 500-gallon sand oil interceptor at the new art studio at 600 West Bates Avenue.

Business Initiation Grant

- **Approved:** Dodd Manufacturing - \$2,500 to fund electrical service upgrades to support a new piece of manufacturing equipment.

Business Acceleration Grant

- **Application:** Brookridge Optical is applying for a Business Acceleration Grant to support expenses associated with an 800 square foot expansion.

Training Scholarships

- An Englewood entrepreneur received a scholarship to attend the “Business Plan in a Day” workshop hosted by the Aurora South Metro Small Business Development Center.

Small Business Energy Efficiency Scholarship

- In an effort to support our small businesses, the City has partnered with Xcel Energy to introduce the Small Business Energy Efficiency Scholarship. This scholarship is intended to cover the cost of helping small businesses identify opportunities to reduce their operating costs by reimbursing the cost of an “on-site Energy Audit” or “Small Building Tune-Up”. Visit the City’s website for more information.

OTHER BUSINESS

- **4361 South Broadway:** Farmhouse Tap is finalizing a building plan submittal for tenant finish.
- **2750 South Broadway:** Plans are under review for a 3,786 sq. ft. building.
- **2749 South Broadway:** Tenant finish is currently underway. This space will be occupied by a hair salon, barber shop, skincare center, and Stella Color and Design.
- **2701 South Santa Fe:** Preliminary plans are underway for a 38,000 square foot industrial warehouse. The building will have space available in increments of 6,000 square foot for light industrial users and manufacturers.
- **3401 South Broadway:** Permits have been issued to PokeCity Hawaiian Bowl and One Barrel Bistro.
- **Grand Openings:**
 - May 10: LuLu’s Furniture and Decor, 3475 South University Boulevard, Suite F
 - May 24: Hand and Stone Massage, 5050 South Federal Boulevard
 - May 31: Duffer House, 3470 South Broadway
 - June 7: Club Pilates, 3576 South Logan

REDEVELOPMENT

CityCenter Weingarten Foreclosure

C-III Asset Management is managing the portions of the CityCenter retail properties previously owned by Weingarten Realty, which are located on a 75-year ground lease from the Englewood Environmental Foundation (EEF), a City-related entity. It's expected that C-III Asset Management will formally gain title to the property via an Arapahoe County Trustee's Sale, currently scheduled for June 20, 2018. They will then seek to sell the property to maximize the recovery of value for the debt holders.

Englewood's Chief Redevelopment Officer, Dan Poremba, provided City Council with an update on the impacts of the Weingarten foreclosure at the Council's June 11, 2018 Study Session. The foreclosure covers approximately 219,000 square feet of commercial space on 12 acres, including junior box retailers, smaller in-line stores, restaurants and some offices (foreclosed property in red below within the 55-acre boundary of Englewood CityCenter in yellow).



Based on Community Development's investigation, the foreclosure may create an early opportunity to explore re-planning and redeveloping portions of CityCenter with an updated, more vibrant and sustainable mix of uses. Community Development anticipates collaborating with potential buyers, other property owners in the CityCenter area, and the community to explore various redevelopment opportunities. One of the strong motivations to do this is to preempt the potential cycle of a fading retail area (the Weingarten property) originally developed with a sea of parking that is now underutilized.

Urban Land Institute's Healthy Corridors National Study

As previously reported, Community Development continues to research and implement the recommendations from the Urban Land Institute's Healthy Corridors study team visit to Englewood on January 29-31, 2018. This team of national experts was very enthusiastic about the benefits Englewood could generate by better connecting the Downtown portion of South Broadway, the Healthcare District around Swedish and Craig Hospitals and the CityCenter area.

Continuing Community Development investigations include possibilities for expanding the Englewood Trolley service schedule and the future implementation of a shared bike program. We're also taking steps to begin to provide the Downtown Englewood merchants with the information needed to help them evaluate the costs and benefits of potentially forming an updated Business Improvement District or other special district to help leverage the growing interest in the Downtown Englewood from investors, retailers and restaurants.

Kmart Site Redevelopment Possibilities

A PUD-related neighborhood information meeting for the former Kmart property at the southwest corner of Broadway and Bellevue took place at 6 pm on June 7, 2018 within the former Kmart store. Approximately 50 neighbors attended the meeting and provided their feedback on the proposed project.

The current ground lessee, Capital Pacific, is proposing a combination of uses within an extensively renovated building (conceptual rendering below).



A self-storage component (StorQuest) would be primarily in the rear of the building with an interior drive-in area for loading. A fitness facility (Chuze Fitness) is anticipated to attract customers to make additional retail and restaurant uses feasible along the front of the building. A Capital Pacific representative indicated that without the storage component, the ultimate appearance and tenant mix are likely to be much less desirable than what is proposed. A formal PUD application is expected to be submitted this Summer.